

SANTA MONICA RENT CONTROL BOARD-MEMO

To: Board Commissioners

From: Staff

Board Meeting of: October 2, 2003

Re: [Proposed Regulation 3107:](#)
[School District Qualified Special Tax Surcharge](#)

INTRODUCTION

At its September 11, 2003 Board meeting, the Board directed staff to draft a regulation providing for a surcharge for the school district qualified special tax approved by Santa Monica's voters June 3, 2003.

The measure authorizes collection of an annual tax of \$225 on each parcel for six years beginning in the July 1, 2003 through June 30, 2004 tax year. It provides for an exemption to the tax for owners who are 65 years old or older and who occupy their property as a principal residence. Qualifying owners must apply for an exemption under guidelines established by the district's Board of Education. Attached to this staff report is a copy of the measure's text.

Proposed regulation 3107 authorizes a monthly surcharge in an amount equal to the annual \$225 tax divided by twelve months and by the number of units at the property (subparagraphs (a) and (c)) for a period of six years beginning January 1, 2004 (subpara. (b)). It does not allow the landlord to collect the surcharge for any year for which the landlord has obtained a senior exemption to the tax. It further prohibits collection of the surcharge if the landlord has not paid the surcharge and payment is overdue (subpara. (b)). Finally, it requires written notice conforming to notice requirements of Civil Code section 827 (subpara. (d)).

RECOMMENDATION

Staff recommends that the Board set attached, [proposed regulation 3107](#) for public hearing on October 23, 2003 and that the Board adopt the regulation on that date.